

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 030731-Z-5 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT FOR PROPERTY GENERALLY KNOWN AS THE DOMAIN-ENDEAVOR PROJECT LOCATED GENERALLY AT BURNET ROAD, DOMAIN DRIVE AND ESPERANZA CROSSING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The planned development area ("Domain Project") is comprised of property originally known as the Multek planned development area ("Multek PDA") and the Domain planned development area ("Domain PDA"). On July 31, 2003, Multek PDA was approved under Ordinance No. 030731-Z-5 and Domain PDA was approved under Ordinance No. 030731-Z-3. Each designated planned development area over time has been modified under amendments to the original ordinances. These ordinances are: Ordinance No. 041216-Z-5b, Ordinance No. 041216-Z-5a, Ordinance No. 20061005-044, Ordinance No. 20070412-024, Ordinance No. 20071101-056, Ordinance No. 20081106-083, Ordinance No. 20101014-047 and 20101014-048. This ordinance affects approximately 160.74 acres out of the Domain Project as described in Part 2 below and known as the Domain-Endeavor Project.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from major industrial planned development area (MI-PDA) combining district to major industrial planned development area (MI-PDA) combining district on the property described in Zoning Case No. C14-2012-0002, on file at the Planning Development and Review Department, as follows:

Lots 2 and 3, Block A, RREEF Domain Whole Foods Market Subdivision being a Resubdivision of Lot 1, Block A, RREEF Domain Block T and H Subdivision in Travis County, Texas as described in Document 201100129 of the Official Public Records of Travis County, Texas;

Lots 1-C, 1-D, and 1-E, Block A, Domain Section 2 Subdivision, in Travis County, Texas as described in Document 200600294, of the Official Public Records of Travis County, Texas;

1 Lot 2, Block A, RREEF Domain Block T and H Subdivision being an amended
2 plat of Lot 2-A1, Block A, amended plat of Lots 2-A1 and 2-A4, Block A,
3 Resubdivision of Lot 2-A, Block A, Resubdivision of Lot 2, Block A, Domain
4 Section 2 Subdivision; Lot 2-A3, Block A, Resubdivision of Lot 2-A, Block A,
5 Resubdivision of Lot 2, Block A, Domain Section 2 Subdivision and Lot 2-A1-A,
6 Block A, RREEF Domain-Multek Parking Subdivision in Travis County, Texas as
7 described in Document 200800272, of the Official Public Records of Travis
8 County, Texas;

9
10 Lots 1A, 2A, 5A and 6A, RREEF Domain Block V Subdivision being a
11 Resubdivision of Lot 1, Block A RREEF Domain Whole Foods Subdivision, Lot
12 2-A2, Block A Resubdivision of Lot 2, Block A Domain Section 2 Subdivision,
13 and Lot 3, Block A Multek Subdivision in Travis County, Texas as described in
14 Document 201100200 of the Official Public Records of Travis County, Texas; and,

15
16 A 0.0505 acre tract of land, more or less, the tract of land being more particularly
17 described by metes and bounds in Exhibit "C" incorporated into this ordinance (the
18 "Property"),

19
20 locally known as 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road, 11601 Domain
21 Drive, and 2900, 3001, and 3101 Esperanza Crossing, in the City of Austin, Travis County,
22 Texas and generally identified in the map attached as Exhibit "A".

23
24 **PART 3.** Development of the Property is subject to the limitations and conditions set forth
25 in this Part 3.

- 26
27 A. Impervious cover on the property identified in Exhibit "B" is zero (0) percent.
28 No impervious cover is permitted.
29
30 B. A cocktail lounge use is a permitted use of the Property, identified in Exhibit
31 "C".
32

33 **PART 4.** The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5, as amended,
34 apply to the Property except as otherwise provided in this ordinance.
35

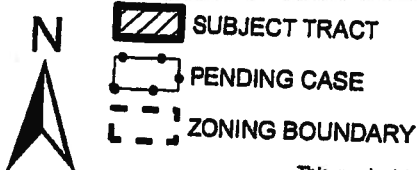
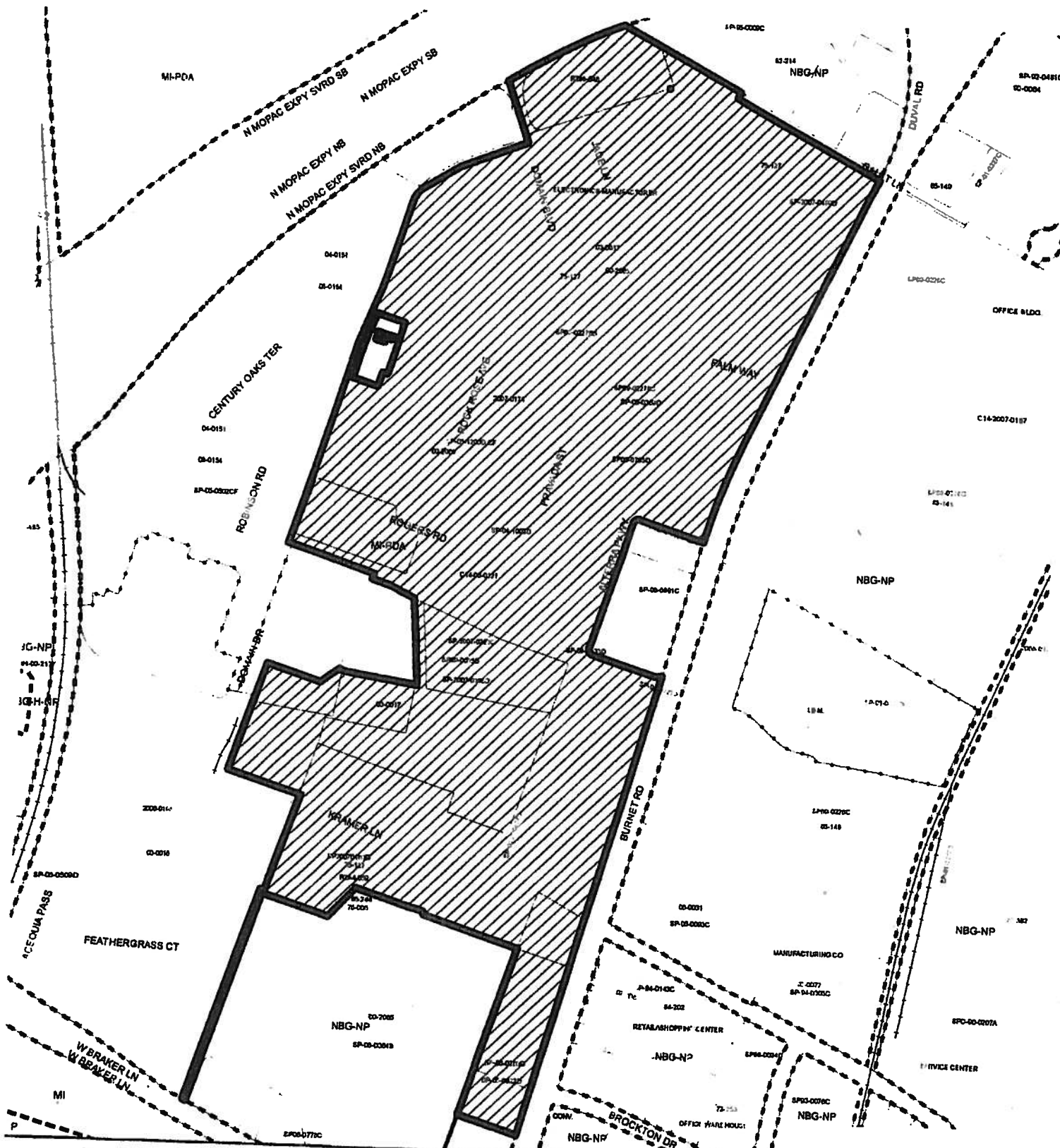
1 **PART 5.** This ordinance takes effect on _____, 2012.
2

3 **PASSED AND APPROVED**
4

5 _____, 2012 § _____
6 § _____
7

8 Lee Leffingwell
9 Mayor
10

11 **APPROVED:** _____ **ATTEST:** _____
12 Karen M. Kennard Shirley A. Gentry
13 City Attorney City Clerk
14



ZONING
ZONING CASE#: C14-2012-0002

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding accuracy or completeness.

Legal Description

Land Surveying

PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

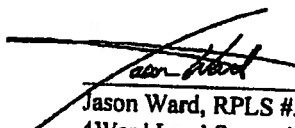
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.0041 ACRES, (43,740 SQUARE FEET), BEING PARTIALLY OUT OF LOT 1, BLOCK "A", OF RREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 201100129, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, (O.P.R.T.C.T.), AND BEING PARTIALLY OUT OF LOT 3, BLOCK "A", OF MULTEK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 200400090, (O.P.R.T.C.T.), SAID 1.0041 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203):

COMMENCING at a Mag nail with "Bury" Washer found for the southeast corner of Lot 2, Block "A" of Reef Domain Block T and H Subdivision, recorded in Document Number 200800272, O.P.R.T.C.T., said point being an interior ell-corner of said Lot 1, from which a 1/2-inch iron rod with "Bury" cap found for the southwest corner of said Lot 2 bears, N81°13'15"W, a distance of 597.77 feet;

THENCE, over and across said Lot 1, S30°02'28"W, a distance of 122.71 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof;

THENCE, in part over and across said Lot 1, and in part over and across Lot 3, Block "A" of Multek Subdivision, recorded in Document Number 200400090, O.P.R.T.C.T., the following four (4) courses and distances:

- 1) S19°36'23"W, a distance of 243.00 feet to a calculated point for the southeast corner hereof,
- 2) N70°23'37"W, a distance of 180.00 feet to a calculated point for the southwest corner hereof,
- 3) N19°36'23"E, a distance of 243.00 feet to a calculated point for the northeast corner hereof, from which a 1/2-inch iron rod found for an angle point in the common line of said Lots 1 and 3 bears, S36°38'53"W, a distance of 94.92 feet, and
- 4) S70°23'37"E, a distance of 180.00 feet to the POINT OF BEGINNING and containing 1.0041 Acres (43,740 Square Feet) more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

12/21/2011



RECORD INFORMATION
 (.....) PLAT, DOC # 200800272
 (.....) PLAT, DOC # 201100129
 ([.....]) PLAT, DOC # 200400090

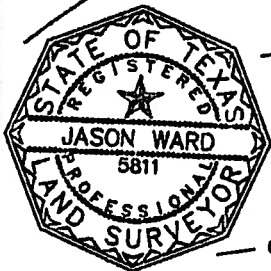
LOT 2, BLOCK "A"
RREEF DOMAIN
BLOCK T AND H SUBDIVISION
 DOC. # 200800272,
 O.P.R.T.C.T.

[N81°13'15"W 597.77']
 (N81°13'15"W 597.77')
 N81°13'15"W 597.77'

LOT 1, BLOCK "A"
RREEF DOMAIN WHOLE FOODS
MARKET SUBDIVISION
 DOC. # 201100129, O.P.R.T.C.T.

P.O.C.
 GRID N: 10,118,160.73
 GRID E: 3,120,042.89

12/21/2011



BEARING BASIS:
 ALL BEARINGS ARE BASED
 ON THE TEXAS STATE
 PLANE COORDINATE SYSTEM,
 GRID NORTH, CENTRAL
 ZONE, (4203), NAD83, ALL
 DISTANCES WERE ADJUSTED
 TO SURFACE USING A
 COMBINED SCALE FACTOR
 OF 1.000100775386.

P.O.B.
 GRID N: 10,118,054.51
 GRID E: 3,119,981.47
S70°23'37"E 180.00'

1.0041 ACRES
43,740 SQUARE FEET

LEGEND

- PARKLAND AREA
- - - EXISTING PROPERTY LINES
- 1/2-INCH IRON ROD FOUND, UNLESS NOTED
- ⊗ IRON ROD WITH "BURY" CAP FOUND
- △ CALCULATED POINT
- ▲ MAG NAIL WITH "BURY" WASHER FOUND
- ⊙ UTILITY POLE
- ⊥ SIGN (AS NOTED)
- OU OVERHEAD UTILITIES
- DOC. # DOCUMENT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PLAT RECORDS, TRAVIS COUNTY, TEXAS

N70°23'37"W 180.00'

LOT 3, BLOCK "A"
MULTEK SUBDIVISION
 DOC. # 200400090,
 O.P.R.T.C.T.

ALTERRA PARKWAY
PRIVATE DRIVE

PARKLAND EXHIBIT
City of Austin,
Travis County, Texas

Land Surveying
 A Limited Liability Company

PO Box 90876, Austin Texas 78709
 www.4WardIs.com (512) 554-3371

Date: 12/21/2011
 Project: 00108
 Scale: 1" = 60'
 Reviewer: JSW
 Tech: JWS
 Field Crew: JCR/KD/JL
 Survey Date: 11/22/11
 Sheet: 1 OF 1

Legal Description



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Austin, TX 78709
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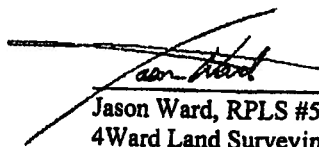
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0505 ACRE, (2,198 SQUARE FEET), BEING OUT OF LOT 2-A4, BLOCK "A" OF THE AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT #200800180 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING GROUND LEVEL VACANT RETAIL SPACE ON THE INTERIOR OF AN EXISTING BUILDING, ALOFT HOTEL AT THE DOMAIN, SAID 0.0505 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203):

COMMENCING at a 1/2" iron rod with "Baker Aicklen" cap found at an angle point in the west line of said Lot 2-A4, and being an angle point in an east line of Lot 1, Block "A" of RREEF Domain Whole Foods Market Subdivision, recorded in Document #201100129 (O.P.R.T.C.T.), from which a Mag nail with "Baker Aicklen" washer found at an angle point in the west line of said Lot 1 of Whole Foods, and being an angle point in the east line of Lot 4A, The Domain Shopping Center Section 2, recorded in Document Number 200800026, O.P.R.T.C.T., bears S46°21'06"W, a distance of 72.69 feet, also from which a Mag nail with "Baker Aicklen" washer found in the west line of said Lot 1, and also being a point in the east line of said Lot 4A bears, N14°56'57"E, a distance of 228.73 feet;

THENCE, over and across said Lot 2-A4, S48°35'17"E, a distance of 41.63 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, over and across said Lot 2-A4, with the interior walls of said vacant retail space, the following twelve (12) courses and distances:

- 1) N17°16'40"E, a distance of 37.20 feet to a calculated point for the northwest corner hereof,
- 2) S72°43'20"E, a distance of 78.36 feet to a calculated point for an interior ell-corner hereof,
- 3) N17°16'40"E, a distance of 1.00 feet to a calculated point for an exterior ell-corner hereof,
- 4) S72°43'20"E, a distance of 22.51 feet to a calculated point for the northeast corner hereof,
- 5) S17°16'40"W, a distance of 6.60 feet to a calculated point for an exterior ell-corner hereof,
- 6) N72°43'20"W, a distance of 30.40 feet to a calculated point for an interior ell-corner hereof,
- 7) S17°16'40"W, a distance of 8.90 feet to a calculated point for an exterior ell-corner hereof,
- 8) N72°43'20"W, a distance of 26.90 feet to a calculated point for an interior ell-corner hereof,
- 9) S17°16'40"W, a distance of 22.50 feet to a calculated point for an exterior ell-corner hereof,
- 10) N72°43'20"W, a distance of 26.27 feet to a calculated point for an interior ell-corner hereof,
- 11) S17°16'40"W, a distance of 0.20 feet to a calculated point for an exterior ell-corner hereof
and
- 12) N72°43'20"W, a distance of 17.30 feet to the **POINT OF BEGINNING** and containing 0.0505 Acre (2,198 Square Feet) more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

07/15/2011



**DOMAIN DRIVE
PRIVATE DRIVE**

LOT 4A
THE DOMAIN SHOPPING CENTER
SECTION 2 SUBDIVISION
DOC. # 200800026, O.P.R.T.C.T.

LEGEND

---	VACANT RETAIL SPACE LINE
---	EXISTING PROPERTY LINES
△	CALCULATED POINT
▲	MAG NAIL WITH "BAKER AICKLEN" WASHER FOUND
⊙	IRON ROD WITH "BAKER AICKLEN" CAP FOUND
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. #200800180
((.....))	RECORD INFORMATION PER PLAT DOC. #201100129

LOT 1, BLOCK "A"
RREEF DOMAIN WHOLE
FOODS MARKET
SUBDIVISION
DOC. # 201100129,
O.P.R.T.C.T.

P.O.B.
GRID N: 10,119,889.00
GRID E: 3,119,151.26

N72°43'20"W
17.30'

N72°43'20"W
26.27'

LOT 2-A4, BLOCK "A"
AMENDED PLAT OF LOTS 2-A1 AND
2-A4, BLOCK "A", RESUBDIVISION OF
LOT 2-A, BLOCK "A", RESUBDIVISION
OF LOT 2, BLOCK "A", DOMAIN
SECTION 2 SUBDIVISION
DOC. # 200800180,
O.P.R.T.C.T.

P.O.C.
GRID N: 10,119,916.53
GRID E: 3,119,120.04

N17°16'40"E 37.20'

VACANT
RETAIL SPACE

AVAILABLE AREA
0.0505 ACRES
2,198 SQUARE FEET

COLUMN
TYPICAL

S17°16'40"W
22.50'

N72°43'20"W
26.90'

S17°16'40"W
8.90'

N72°43'20"W
30.40'

S17°16'40"W
6.60'

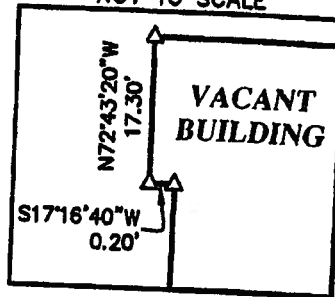
S72°43'20"E 78.36'

N17°16'40"E
1.00'

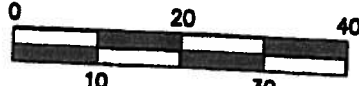
S72°43'20"E
22.51'

The Park @ the Domain
Bar & Grill

DETAIL "A"
NOT TO SCALE

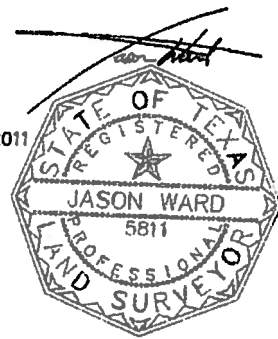


BEARING BASIS:
ALL BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE
SYSTEM, GRID NORTH, CENTRAL
ZONE, (4203), NAD83, ALL
DISTANCES WERE ADJUSTED TO
SURFACE USING A COMBINED SCALE
FACTOR OF 1.000100775386.



GRAPHIC SCALE: 1" = 20'

12/7/2011



**VACANT RETAIL
SPACE SKETCH**
City Austin,
Travis County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
www.4Wards.com (512) 554-3371

Date:	12/7/2011
Project:	00108
Scale:	1" = 20'
Reviewer:	JSW
Tech:	JL
Field Crew:	JCR/KD/JL
Survey Date:	11/30/11
Sheet:	1 OF 1

P:\00108\Draw\00108_ALOFT AREA SKETCH.dwg